

Heritage Statement

The Heritage Statement is for the applicant or agent to identify the heritage asset(s) and potential for other non-designated heritage assets on the proposed development site, describe their significance and the potential impact of the proposal on that significance.

Please read the Guidance notes provided with this report to help you fill in the form correctly.

Appendix 1 is stating whether or not supporting data from the HER is required. There are 3 options:

- HER report attached
- HER report not considered necessary – email attached from HER
- HER report not required by the Local Planning Authority as detailed on the relevant website validation requirements

Please tick the relevant box at the back of this form as to which option applies.

Both the Heritage Statement and Appendix 1 must be completed in order to meet validation requirements of the Local Planning Authority – tick the boxes on the right hand side below to confirm the sections completed.

Note: All fields are mandatory. Failure to fully complete all fields may result in the form not being validated by the Local Planning Authority.

To be completed by the applicant – please tick relevant boxes	
1. Heritage Statement completed	X
2. Appendix 1 completed	X

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (Department for Communities and Local Government, March 2012) Section 128 states that: In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

National Planning Policy Framework:

<http://www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/planningpolicyframework/>

Heritage Statement

Site name

Richmond Arms PH

**Address of site
(including postcode)**

224 London Road
Bognor Regis
West Sussex PO21 1AU

Grid Reference

493614 99869

1. Schedule of Works

Please state the type of proposal e.g. extension to a listed building, internal alterations

Redevelopment of site currently occupied public house

Please list the works proposed e.g. replacement windows, removal of internal wall, reinstatement of original staircase, damp proofing works to basement etc.

Demolition of existing public house and replacement with new block of 10 appartments

2. Pre Application Advice

Have you consulted the West Sussex Historic Environment Record?

☐ Yes X No

If Yes, please attach any correspondence to this Heritage Statement
Have you sought pre-application heritage advice from the relevant local planning authority?

☐ Yes X No

If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.

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Have you sought pre-application heritage advice from Historic England?

☐ Yes X No

If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.

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3. What heritage assets are affected by the proposals? (Please tick the relevant boxes below)

1: Scheduled Monument (SM)	☐
2. Listed Building (LB)	☐
3. Conservation Area (CA)	☐
4. Registered Park and Garden (RPG)	☐
5. Archaeological Notification Area (ANA)	☐
6. Other Non-Designated Heritage Asset	☐

4. What is known about the affected heritage assets?

4 (a). Using the information obtained through research and on-site analysis provide a summary of the history of the site/building.

Please add a summary history of the site/building including specifically the parts that will be impacted by the proposals – e.g. how the site/building was originally laid out, how it has evolved, phases of construction and/or change. Please also provide information on past impacts – e.g. modern extension, drainage, former footings, recent landscaping, gardening. **Please add any research material as an appendix to this report after Appendix 1.**

Historic Mapping for the site records a building, the Richmond Arms public house, on the site from the mid 19th century through to the early/mid 20th century as identified by the HER. There appears to have been a more recent extension to south elevation.

4 (b) What research have you undertaken to understand the significance of the heritage asset(s) affected?

Please tick the relevant boxes

HER	☒
West Sussex Record Office	☐
Map regression (historic maps)	☐
Local Planning Authority sources	☐
Historic England sources	☐
Museum or Library (please provide details)	☐
Other (please state)	☐

(Please add any research material as an appendix to this report after Appendix 1.)

5. What is important about the affected heritage assets ('the significance')?

Use this space to describe the significance of the heritage assets identified in Section 3. Please see the guidance for further information on what a heritage asset is and how to define significance. Other information can be found at: <https://historicengland.org.uk/advice/hpg/generalintro/heritage-conservation-defined/>

(Please continue on separate sheet of paper if further space is required and attach as an appendix to this report after Appendix 1.)

Not Applicable

6. How will the proposals impact on the significance of the heritage assets?

Please discuss what impact the proposals have on the heritage asset i.e. loss or disturbance of historic building fabric, below or above ground archaeological impacts, setting or change of relationship between buildings and altering scale. **(Please continue on separate sheet of paper if further space is required and attach as an appendix to this report after Appendix 1.)**

Not Applicable

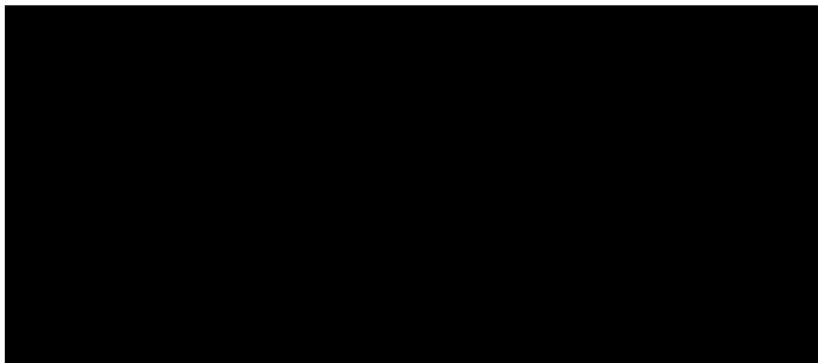
7. How has the proposal been designed to conserve the significance of the heritage asset(s)?

Describe how the proposal has been designed to conserve and enhance the significance of the heritage assets. Also describe how any harmful impacts have been avoided or minimised. For example, use of raft foundations, movement of the proposed extension to a less sensitive location.

(Please continue on separate sheet of paper if further space is required and attach as an appendix to this report after Appendix 1.)

Not Applicable

Contact details:



Appendix 1

To be completed by the applicant – please tick relevant boxes	
HER report attached	X
HER report not considered necessary – email attached from HER	☐
HER report not required by the Local Planning Authority as detailed on the relevant website	☐